

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

2-61-F

Orleans

EAS.1285

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town/City: EASTHAM

Place: (*neighborhood or village*): North Eastham

Photograph



Address: 4 Jackin Drive

Historic Name: Adam and Lisa Fields House

Uses: Present: Single Family Dwelling House

Original: Single Family Dwelling House

Date of Construction: 1994

Source: Building Department records

Style/Form: No Style

Architect/Builder: Unknown

Exterior Material:

Foundation: Unknown (likely concrete)

Wall/Trim: Wood shingles/ Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures:
None

Major Alterations (*with dates*):

Side ell addition (1996)

Two-story addition (2020)

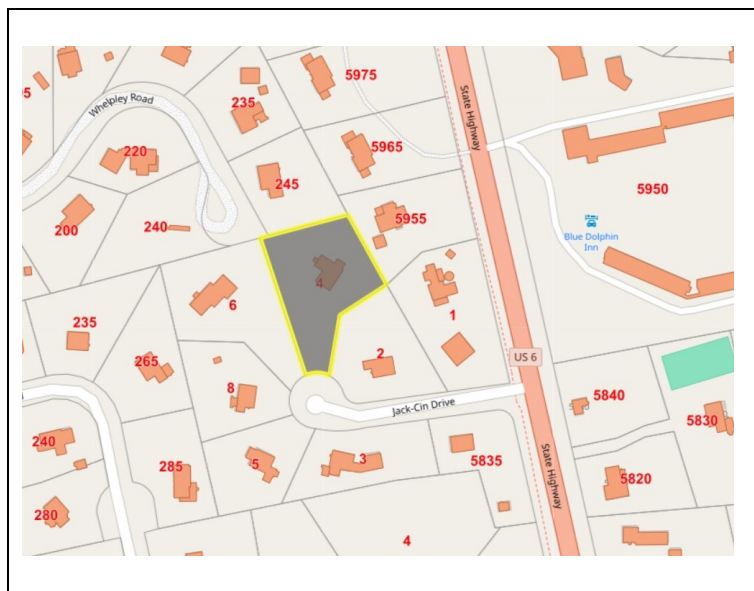
Condition: Good

Moved: no ☐ yes ☒ **Date:** 1997

Acreage: 0.70 acres

Setting: This house is located at the end of a small cul-de-sac subdivision off Main Street (Rt. 6). The other houses in the subdivision all date to the late-20th century. This house is set back on a parcel that remains partially forested in front of the house, obscuring the house from the street. A clamshell driveway leads up to the house.

Locus Map



Recorded by: Eric Dray, Preservation Consultant, for

Organization: Eastham Historical Commission

Date (*month / year*): April 2025

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☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Before a large two-story addition in 2020, this house consisted of a one-story block with hip roof and a side ell with gable roof that was added in 1996. A deep, open porch is set within the front (south) roof slope of the hip roof (for best view of this detail, see 2018 Assessor photo, Photo 2). The 2020, two-story addition also has a hip roof. The elevations are clad in wood shingles with plain cornerboards. The roof is clad in asphalt shingles. The original, one-story hip roof has deeply projecting eaves. The open porch portion of the roof is supported by Tuscan columns. What was originally the main entrance is centered within the open porch. Fenestration includes grouped and individual windows.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Incorporated as Nauset Plantation in 1646, and changed to Eastham in 1651, Eastham territory originally extended south to Pleasant Bay in Orleans and north beyond Wellfleet Harbor. The early development pattern for what we now know as Eastham was impacted by its absence of deep-water harbor facilities. Relatively fertile soil led to dispersed agricultural settlement, but residential and commercial development was concentrated to the north at Wellfleet Harbor and to the south at Town Cove and Pleasant Bay. When the separate towns of Wellfleet and Orleans were created in the late-18th century, Eastham became and remained one of the least populated towns on the Cape throughout the 19th century.

In the 19th century, Eastham was the agricultural center of the Outer Cape. Crops evolved over time; corn and dairy were surpassed in the early-20th century by asparagus and turnips - two crops well suited for the sandy soil. In 1900, 58% of Eastham's workers were employed as farmers, but by 1930 that number had dwindled to 21%. Summer resort development, including cottage colonies and subdivisions of former farmland that would transform Eastham, had begun in earnest in the 1920s as middle-class access to car ownership increased and Cape roads were improved.

This house has an Assessor date of 1929, but that is not accurate. The United States Geological Survey (USGS) began conducting periodic aerial photographic surveys of Cape Cod in 1938. As late as the 1994 USGS survey, this house was not yet in place (Photo 3), but by the 2002 aerial survey, the house is shown (Photo 4). Based on Building Department records (Figure 2), the original house with its rectangular footprint and hip roof was built in 1994, was expanded with the ell in 1996, and then relocated (presumably on the same parcel) in 1997.

This parcel was part of Lot 20 on a 1971 subdivision, and Lot 20 was subdivided in 1986 creating this parcel, Lot 28 (Figures 3 and 4).¹ Title research tracks back to a 1973 deed where five parcels, including Lot 20 on the 1971 plan, were conveyed by David A. Hoerle of Eastham, and Robert F. Hoerle and David B. Dillard of NY, NY, to the Eastham-based HDH Investment Corporation for \$6,000.² Given the matching initials, this corporation was likely formed by the grantors.

In 1985, HDH Investment Corporation sold Lot 20 to J & C Realty Trust, Contance L. and John A. Cunningham, Trustees.³ It was they who recorded the 1986 subdivision plan for Lot 20. In 1994, they sold this Lot 28 to Adam and Lisa Fields of Orleans.⁴ Based on the USGS aerial survey, it was the Fields who built this house that same year. They were also listed living in Orleans in 2003 when they sold this Lot 28, now with reference to buildings, to Ellen Beach of Miami Beach, FL.⁵ The next year, Ellen Beach was living in Las Vegas, NV when she sold it to the current owners, Luke E. Simpson and Courtney A. Welch of Wellfleet.⁶

¹ Barnstable County Registry of Deeds, Land Court Plan 36247-D.

² Barnstable County Registry of Deeds, Cert. of Title #57746.

³ Cert. of Title #100130.

⁴ Cert. of Title #135873.

⁵ Cert. of Title #171013.

⁶ Cert. of Title 173646.

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BIBLIOGRAPHY and/or REFERENCES

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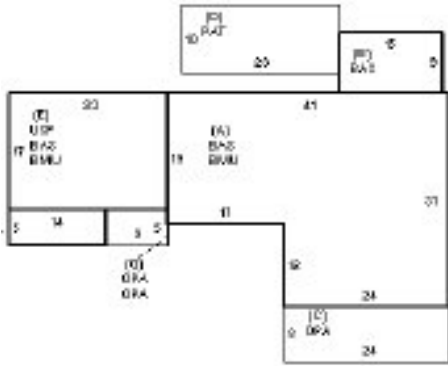


Figure 1. Assessor Sketch.

Photo 2. View looking north (2018 Assessor photo).

TOWN OF EASTHAM		BUILDING DEPARTMENT		02 061F																																		
Owner's Name	FIELDS, Adam		240-3810		PERMIT NUMBERS 1994 Building... 213 Plumbing..... Electrical..... Fire Alarms.....																																	
Owner's Address	Box 2815 Orleans, MA 02653																																					
Architect																																						
Builder	rehabilitating existing dwelling																																					
Builder's Address	JACKCIN DRIVE		Sheet No. 02, Block No. 061F		Subsequent & Previous Permits <table border="1"> <thead> <tr> <th>Year</th> <th>Number</th> <th>Construction</th> </tr> </thead> <tbody> <tr> <td>1996</td> <td>21</td> <td>ADD 1000 sq ft + 1.5 stories</td> </tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	Year	Number	Construction	1996	21	ADD 1000 sq ft + 1.5 stories																											
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1996	21	ADD 1000 sq ft + 1.5 stories																																				
Lot No.	Type of Building	moving dwelling to lot																																				
Lot Size	Appeals Board No.																																					
Conservation Comm. No.	D.E.Q.E. No.																																					
Building:	New 6/20/94	Add 1/29/96	Alter.....	Remove.....																																		
Interior Changes:																																						
Test	Septic Insp.																																					
Plumbing Insp.	Rough.....	Final.....																																				
Electrical Insp.	Rough.....	Final.....																																				
Fire Insp.	Tank.....	Furnace.....	Alarms.....																																			
Certificate of Occupancy	4-17-97																																					

Figure 2. Building Department record (arrows added).

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Photo 3. Detail of 1994 USGS aerial photographic survey (arrow to Lot 28 added).



Photo 4. Detail of 2002 USGS aerial photographic survey (arrow to Lot 28 added).

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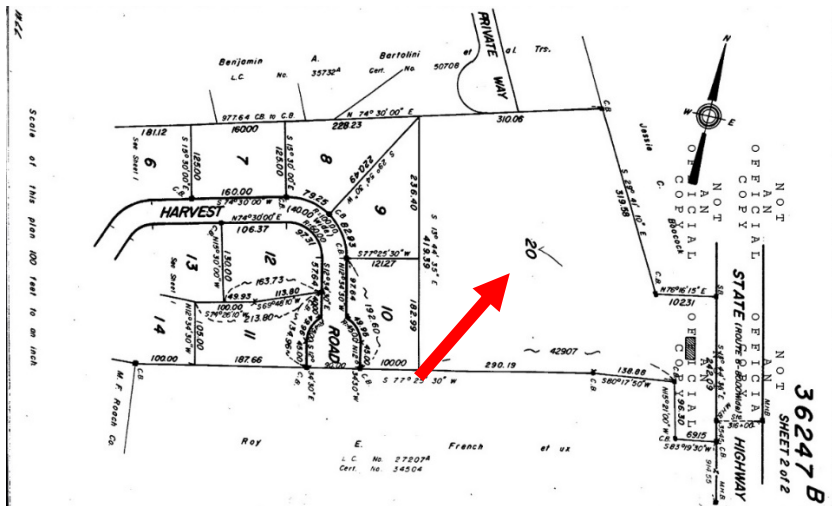


Figure 3. May 1971 subdivision plan, Land Court Plan 36247-B (arrow to Lot 20 added).

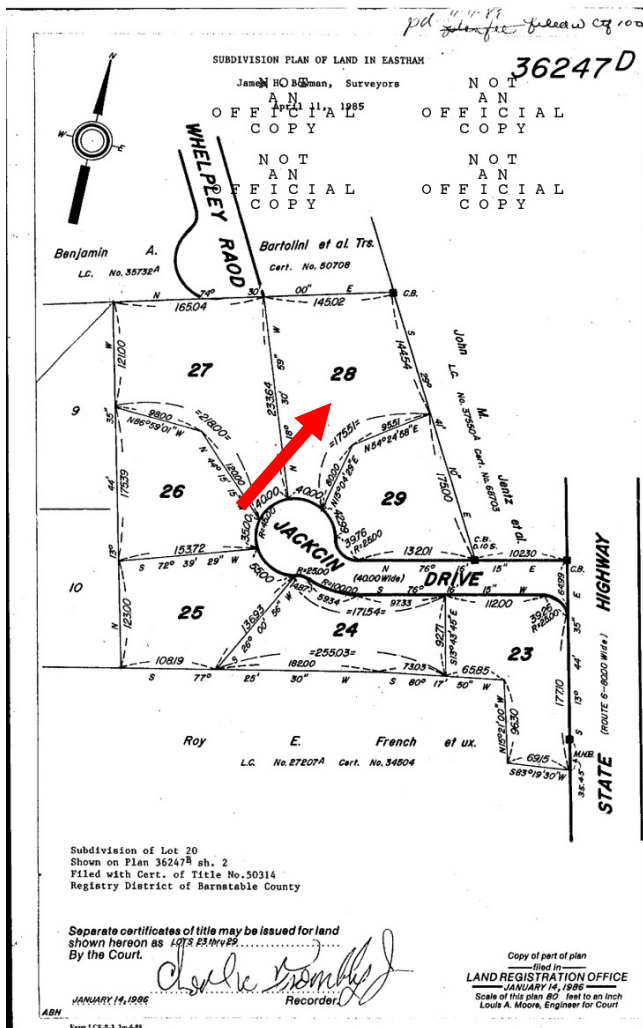


Figure 4. 1986 subdivision plan of Lot 20, Land Court Plan 36247-D (arrow to Lot 28 added).